



## **HISTORIC LANDMARKS COMMISSION**

### **HEARING AGENDA**

**WEDNESDAY NOVEMBER 1, 2006**

**Council Wing, Room W118/119**

**200 East Santa Clara Street**

**San Jose, CA**

**6:00 P.M.**

### **COMMISSION MEMBERS**

**EDWARD JANKE, CHAIR**

**PATRICIA COLOMBE**

**HELENE LAVELLE**

**SCOTT CUNNINGHAM**

**VACANT VACANT**

**VACANT**

**JOSEPH HORWEDEL, ACTING DIRECTOR  
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT**

## **NOTE**

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting.

## **NOTICE TO THE PUBLIC**

Good evening, my name is **Ed Janke**, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the **November 1, 2006** meeting of the Historic Landmarks Commission. Please remember to turn off your cell phones and pagers.

If you want to address the Commission, **fill out a speaker card (located at the technician's station), and give the completed card to the technician. Please include the agenda item number for reference.**

**The procedure for public hearings is as follows:**

- After the staff report, *applicants may make a five-minute presentation.*
- Anyone wishing to speak in favor of the proposal should prepare to come forward. After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. *Each speaker will have two minutes.*
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Commission will then close the public hearing. The Historic Landmarks Commission will take action on the item.

**The procedure for referrals is as follows:**

- Anyone wishing to speak on a referral should prepare to come forward. *Each speaker will have one minute.*
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Historic Landmarks Commission will comment on the referral item.

**If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.**

An agenda and a copy of all staff reports have been placed on the table for your convenience.

**AGENDA**  
**ORDER OF BUSINESS**

**6:00 PM SESSION**

**1. ROLL CALL**

**2. DEFERRALS**

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the table. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

**The matter of deferrals is now closed.**

**3. CONSENT CALENDAR**

**NOTICE TO THE PUBLIC**

**The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time.**

- a. **APPROVAL OF THE OCTOBER 4, 2006 HISTORIC LANDMARKS COMMISSION SYNOPSIS.**

**The Consent Calendar is now closed.**

**4. PUBLIC HEARINGS**

- a. **HP06-003**. Historic Preservation Permit to allow construction of a new foundation for the John C. Morrill House City Landmark file no. HL05-151 on a 0.28 gross acre site, in the A(PD) Planned Development Zoning District, located at the northwest corner of Jackson Street and North 19th Street (897 JACKSON ST) (Eric Thacker, Owner). Council District 3. SNI: None. CEQA: Exempt. Deferred from 10-4-06.

**Staff Recommendation:**

Historic Landmarks Commission to recommend approval of the Historic Preservation Permit to the Director of Planning.

- b. **H06-040**. Site Development Permit to construct three residential towers, including two 25 story towers with 207 condominium units each and one 18 story tower with 245 senior and affordable rental units over a shared retail base with three levels of underground parking, on 2.02 gross acre site located on the northeast corner of South Market Street and East San Carlos Street. The project is located within 150 feet of the Montgomery Hotel, the Saint Claire Building, and the Saint Claire Hotel City Landmarks. Council District 3. SNI: None. CEQA: In Process.

Historic Landmarks Commission to provide comment to the Director of Planning regarding the manner in which the proposed project design can be found to have considered the Standards in addressing the context of the City Landmarks .

- c. **Japantown Historic Context and Intensive Survey Final Report** for the area generally bounded by North First Street on the west, Taylor Street on the north, North Tenth Street on the east and Empire Street on the south. Council District: 3. SNI: None. CEQA: Not a Project.

Historic Landmarks Commission to discuss and comment.

## **5. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES**

- a. **DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE LOWE'S STORE (File No. PDC06-003)**. Planned Development rezoning from IP Industrial Park zoning district to A(PD) Planned Development zoning district to allow demolition of the existing IBM Building 025 on site and development of up to approximately 204,600 square feet of commercial buildings, including an approximately 180,000-square-foot home improvement store and 24,600 square feet of free-standing commercial/retail buildings. The project is located on the east side of Cottle Road between Monterey Highway and Poughkeepsie Road, Council District 2.

### **Staff Recommendation:**

Historic Landmarks Commission to provide comments and authorize the HLC Chair to sign a DEIR comment letter on behalf of the Commission, to the Director of Planning, Building and Code Enforcement.

- b. **GP05-03-08 / C06-126**. General Plan Amendment and Conventional Rezoning application to change the land use designation from Combined Industrial/Commercial and General Commercial to Downtown Core and to change the zoning designation from HI Heavy Industrial to DC Downtown Core on a 1.72-acre site located on the east side of Stockton Avenue, approximately 300 feet north of W. Santa Clara Street. Council District 3. SNI: None. CEQA: Mitigated Negative Declaration.

**Staff Recommendation:**

Historic Landmarks Commission to forward comments to the Planning Commission and City Council regarding the identified Historic Resources located on the site.

**6. PETITIONS AND COMMUNICATIONS**

Public comments to the Historic Landmarks Commission on non-agendized items. Each member of the public may address the Commission for up to two minutes. The Commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Historic Landmarks Commission is limited to the following options:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda.

- a. Public Comment

**7. GOOD AND WELFARE**

- a. **Report from the Redevelopment Agency**

No Report

- b. **Report from the Secretary**

- i) Status of Circulation of Environmental Review Documents

Link to Environmental Review on Planning Division web page:

<http://www.sanjoseca.gov/planning/eir/>

- Flea Market DEIR (File No. PDC03-108)  
NOP distributed April 2006  
Circulation anticipated Winter 2006
- Parkview Towers DEIR  
NOP distributed March 2006  
Circulation anticipated Winter 2006

- Coyote Valley Specific Plan DEIR  
Circulation anticipated Winter 2006
- ii) Ballpark Study in the Diridon/Arena Area  
December 6, 2006 Planning Commission Hearing  
Commissioner Colombe, Liaison
- iii) Santa Clara Valley Water District Upper Guadalupe River Flood Control Project:  
Reach 6; Request for Demolition Permits
- c. **Report from Committees**
  - History San Jose Collections Committee  
Liaison position vacant
  - Coyote Valley Specific Plan and Habitat Conservation Plan Advisory Committee  
Commissioner Cunningham, Liaison
  - Japantown Survey Committee  
Commissioner LaVelle, Liaison
  - Pellier Park Committee  
Commissioner Colombe, Liaison
  - Counter to Council Historic Resources Subcommittee  
Liaison position vacant
- d. **Report from Historic Landmarks Commission Subcommittees**
  - Design Review Committee (DRC)  
Chair Janke, Commissioners Colombe and Cunningham, members  
  
Currently Inactive
  - San Jose Industrial/High Tech Committee  
Commissioner Lavelle  
  
Currently Inactive

## 8. **ADJOURNMENT**

**In Memory of Leonard McKay**

## 2006 HISTORIC LANDMARKS COMMISSION MEETING SCHEDULE

DATE	TIME	TYPE OF MEETING	LOCATION
January 20, 2006	12:00 - 4:30 p.m.	HLC Retreat	Room T-747
February 1, 2006	6:30 p.m.	Regular Meeting	Room W118/119
February 15, 2006	12:00 p.m.	Design Review Meeting	Room T-550
March 1, 2006	6:30 p.m.	Regular Meeting	Room W118/119
March 29, 2006	12:00 p.m.	Cancelled	Room T-550
April 5, 2006	6:30 p.m.	Regular Meeting	Room W118/119
April 19, 2006	12:00 p.m.	Design Review Meeting	Room T-550
May 3, 2006	6:30 p.m.	Regular Meeting	Room W118/119
May 17, 2006	12:00 p.m.	Design Review Meeting	Room T-550
June 7, 2006	6:30 p.m.	Regular Meeting	Room W118/119
June 21, 2006	12:00 p.m.	Design Review Meeting	Room T-550
No Meetings in July			
August 2, 2006	6:30 p.m.	Regular Meeting	Room W118/119
August 16, 2006	12:00 p.m.	Design Review Meeting	Room T-550
September 6, 2006	6:30 p.m.	Adjourned to Sept. 20, 2006	MLK Jr. Library
September 20, 2006	12:00 p.m.	Design Review Meeting	Room T-550
October 4, 2006	6:00 p.m.	Regular Meeting	Room W118/119
October 18, 2006	12:00 p.m.	DRC Currently Inactive	Room T-550
November 1, 2006	6:00 p.m.	Regular Meeting	Room W118/119
November 15, 2006	12:00 p.m.	DRC Currently Inactive	Room T-550
December 6, 2006	6:00 p.m.	Regular Meeting	Room W118/119
December 20, 2006	12:00 p.m.	DRC Currently Inactive	Room T-550

HISTORIC LANDMARKS AGENDA ON THE WEB:  
<http://www.sanjoseca.gov/planning/hearings/index.htm>